50240-A

WARRANTY DEED

BOOK 11343 PG. 592

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF January 19 99

Notary Public

MY COMMISSION EXPIRES: 08/07/01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 600, 200 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Metropolitan Government of (NAME)	Exempt Government Agency (NAME)	MAP 82-6
Suite 650, 222 3rd Av. N. (ADDRESS)	(ADDRESS)	PARCEL 76
Nashville, TN 37201 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Tanksley Real Estate, L.L.C.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Metropolitan Government of, Nashville and Davidson County, Tennessee

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

This conveyance is made subject to such limitations, restrictions and easements as may affect the premises.

unimproved ( )
This is improved (X) property, known as Lot 1, Cowan Street, .48 acres,
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 14th day of January 1999

Tanksley Real Estate, L.L.C.

By: Roy L. Tanksley

BY: M. Gordon Tanksley

BY: Jane T. Christiansen
Jane T. Christiansen

STATE OF TENNESSEE)
COUNTY OF Sumner @ large

BOOK 11343 PG. 593

Before me, the undersigned Notary Public in and for the said County and State, personally appeared Roy L. Tanksley, M. Gordon Tanksley and Jane T. Christiansen, with whom I am personally acquainted ~~(or proved to me on the basis of satisfactory evidence)~~, and who, upon oath, acknowledged themselves to be the Persons / Members of the within named bargainor, a limited liability company, and that they as such Persons / Members executed the within instrument for the purposes stated therein by signing the name of the limited liability company by themselves as such Persons / Members.

Witness my hand and official seal this the 14 day of January, ~~1998.~~ 1999

Notary Public

My Commission Expires: 08/07/01

EXHIBIT "A"

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DESCRIPTION OF LOT 1

BEGINNING AT AN IRON PIN (NEW) LOCATED IN THE EASTERLY RIGHT OF WAY OF COWAN STREET, SAID POINT BEING THE SOUTHWEST CORNER OF THE TANKSLEY REAL ESTATE CO. PROPERTY RECORDED IN DEED BOOK 6848 PAGE 405 AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT "LOT 1", ALSO OWNED BY TANKSLEY; THENCE N83°41'37"E A DISTANCE OF 242.93' TO AN IRON PIN (NEW) IN THE WESTERN RIGHT OF WAY OF INTERSTATE 65; THENCE, WITH SAID RIGHT OF WAY S6°16'23"E A DISTANCE OF 190.00' TO AN IRON PIN (NEW), SAID IRON PIN BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED "LOT 1" AND THE NORTHEAST CORNER OF "LOT 2"; THENCE LEAVING THE RIGHT OF WAY AND CONTINUING WITH A SEVERANCE LINE S83°41'37"W A DISTANCE OF 90.00' TO AN IRON PIN (NEW); THENCE N6°16'23"W A DISTANCE OF 165.00' TO AN IRON PIN (NEW); THENCE S83°41'37"W A DISTANCE OF 151.91' TO AN IRON PIN (NEW) IN THE RIGHT OF WAY OF COWAN STREET; THENCE WITH SAID RIGHT OF WAY OF COWAN STREET AND WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 2,614.58', A DELTA ANGLE OF 0°32'54", A CHORD BEARING OF N8°37'05"W, A CHORD DISTANCE OF 25.02', AND AN ARC DISTANCE OF 25.02' TO THE POINT OF BEGINNING; CONTAINING 20,911 SQUARE FEET OR 0.48 ACRES.

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